

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: URBANDALE
Local Government Number: 77G726

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
URBANDALE FAWN CREEK URBAN RENEWAL	77045	4
URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL	77047	4
URBANDALE NW MARKET CENTER URBAN RENEWAL	77061	11
URBANDALE WESTOVER URBAN RENEWAL	77065	3

TIF Debt Outstanding: 20,197,747

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	3,491,830	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	6,529,971
TIF Sp. Revenue Fund Interest:	13,386
Asset Sales & Loan Repayments:	0
Total Revenue:	6,543,357

Rebate Expenditures:	1,233,830
Non-Rebate Expenditures:	3,436,196
Returned to County Treasurer:	0
Total Expenditures:	4,670,026

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	5,365,161	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 10,162,560

Urban Renewal Area Data Collection

Local Government Name: URBANDALE (77G726)
 Urban Renewal Area: URBANDALE FAWN CREEK URBAN RENEWAL
 UR Area Number: 77045

 UR Area Creation Date: 06/1991

 UR Area Purpose: see attached

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
URBANDALE CITY/URB SCH/URB SS/DC-G SCH DBT/96 FAWN CRK TIF INCR	77572	77574	14,651,155
URBANDALE CITY/URB SCH/URB SS/DC-G DBT/01 FAWN CRK AMD TIF INCR	77614	77615	0
URBANDALE CITY AG/URB SCH/URB SS/DC-G SCH D/96 FAWN CRK TIF INCR	77616	77617	0
URBANDALE CITY AG/URB SCH/URB SS/DC-G D/01 FAWN CRK AMD TIF INCR	77777	77778	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	156,080	147,204,180	0	0	0	-90,748	147,269,512	0	147,269,512
Taxable	93,544	77,748,252	0	0	0	-90,748	77,751,048	0	77,751,048
Homestead Credits									297

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	20,174	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
TIF Revenue:	451,699		
TIF Sp. Revenue Fund Interest:	926		
Asset Sales & Loan Repayments:	0		
Total Revenue:	452,625		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	440,168		
Returned to County Treasurer:	0		
Total Expenditures:	440,168		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	32,631	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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Projects For URBANDALE FAWN CREEK URBAN RENEWAL

138th/142nd St Paving & Bridges

Description:	paving 138th/142nd & bridges over Walnut Creek
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Douglas Parkway Paving

Description:	paving between 138th & 142nd streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

City Center Utilities

Description:	utilities between 142nd and Douglas
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For URBANDALE FAWN CREEK URBAN RENEWAL

2004 A GO bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	536,275
Interest:	28,890
Total:	565,165
Annual Appropriation?:	No
Date Incurred:	10/01/2004
FY of Last Payment:	2014

2005 GO bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	138,423
Interest:	9,518
Total:	147,941
Annual Appropriation?:	No
Date Incurred:	07/01/2005
FY of Last Payment:	2014

2011 GO refunding bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	106,660
Interest:	2,133
Total:	108,793
Annual Appropriation?:	No
Date Incurred:	09/01/2011
FY of Last Payment:	2014

2013A GO refunding bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/01/2013
FY of Last Payment:	2016

Non-Rebates For URBANDALE FAWN CREEK URBAN RENEWAL

TIF Expenditure Amount:	69,084
Tied To Debt:	2011 GO refunding bond
Tied To Project:	138th/142nd St Paving & Bridges

TIF Expenditure Amount:	39,709
Tied To Debt:	2011 GO refunding bond
Tied To Project:	Douglas Parkway Paving

TIF Expenditure Amount:	331,375
Tied To Debt:	2013A GO refunding bond
Tied To Project:	138th/142nd St Paving & Bridges

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

TIF Taxing District Data Collection

Local Government Name:	URBANDALE (77G726)
Urban Renewal Area:	URBANDALE FAWN CREEK URBAN RENEWAL (77045)
TIF Taxing District Name:	URBANDALE CITY/URB SCH/URB SS/DC-G SCH DBT/96 FAWN CRK TIF INCR
TIF Taxing District Inc. Number:	77574
TIF Taxing District Base Year:	1997
FY TIF Revenue First Received:	1999
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	06/1991
Economic Development	06/1991

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	147,204,180	0	0	0	-90,748	147,113,432	0	147,113,432
Taxable	0	77,748,252	0	0	0	-90,748	77,657,504	0	77,657,504
Homestead Credits									297

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	842,760	77,657,504	14,651,155	63,006,349	1,914,936

FY 2014 TIF Revenue Received: 451,699

TIF Taxing District Data Collection

Local Government Name:	URBANDALE (77G726)
Urban Renewal Area:	URBANDALE FAWN CREEK URBAN RENEWAL (77045)
TIF Taxing District Name:	URBANDALE CITY/URB SCH/URB SS/DC-G DBT/01 FAWN CRK AMD TIF INCR
TIF Taxing District Inc. Number:	77615
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	URBANDALE (77G726)
Urban Renewal Area:	URBANDALE FAWN CREEK URBAN RENEWAL (77045)
TIF Taxing District Name:	URBANDALE CITY AG/URB SCH/URB SS/DC-G SCH D/96 FAWN CRK TIF INCR
TIF Taxing District Inc. Number:	77617
TIF Taxing District Base Year:	1997
FY TIF Revenue First Received:	1999
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	07/1996
Economic Development	07/1996

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	145,350	0	0	0	0	0	145,350	0	145,350
Taxable	87,113	0	0	0	0	0	87,113	0	87,113
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	145,350	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	URBANDALE (77G726)
Urban Renewal Area:	URBANDALE FAWN CREEK URBAN RENEWAL (77045)
TIF Taxing District Name:	URBANDALE CITY AG/URB SCH/URB SS/DC-G D/01 FAWN CRK AMD TIF INCR
TIF Taxing District Inc. Number:	77778
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	10,730	0	0	0	0	0	10,730	0	10,730
Taxable	6,431	0	0	0	0	0	6,431	0	6,431
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	132,450	0	0	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: URBANDALE (77G726)
 Urban Renewal Area: URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL
 UR Area Number: 77047
 UR Area Creation Date: 11/1995
 UR Area Purpose: see attached

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
URBANDALE CITY/URB SCH/URB SS/95 DWT NBRHD TIF INCR	77388	77389	40,172
URBANDALE CITY/URB SCH/URB WIND-HTS SS/95 DWT NBRHD TIF INCR	77390	77391	279,927
URBANDALE CITY/JOHNSTON SCH/URB SS/09 DWT NBRHD AMD TIF INCR	77752	77753	180,219
URBANDALE CITY/URB SCH/URB SS/09 DWT NBRHD AMD TIF INCR	77754	77755	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,670,500	78,104,100	0	0	-3,704	80,770,896	0	80,770,896
Taxable	0	1,410,469	78,104,100	0	0	-3,704	79,510,865	0	79,510,865
Homestead Credits									10

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 257,309 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 16,065
 TIF Sp. Revenue Fund Interest: 33
 Asset Sales & Loan Repayments: 0
Total Revenue: 16,098

Rebate Expenditures: 146,555
 Non-Rebate Expenditures: 126,852
 Returned to County Treasurer: 0
Total Expenditures: 273,407

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL

Douglas Streetscape

Description:	construction of downtown streetscape
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Ramada Inn rebate

Description:	rebate payments to Century Iowa hotels
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	Yes

Merle Hay Signal Interconnect

Description:	Traffic Signal interconnect project with Des Moines
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL

2009A GO Bond (refunding 1999 portion)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	71,970
Interest:	1,655
Total:	73,625
Annual Appropriation?:	No
Date Incurred:	05/01/2009
FY of Last Payment:	2014

2009A GO Bond (refunding 2000 portion)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	29,098
Interest:	669
Total:	29,767
Annual Appropriation?:	No
Date Incurred:	05/01/2009
FY of Last Payment:	2014

Ramada Rebates

Debt/Obligation Type:	Rebates
Principal:	146,555
Interest:	0
Total:	146,555
Annual Appropriation?:	Yes
Date Incurred:	07/01/2011
FY of Last Payment:	2014

2010 A GO bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	23,000
Interest:	460
Total:	23,460
Annual Appropriation?:	No
Date Incurred:	10/01/2010
FY of Last Payment:	2014

Non-Rebates For URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL

TIF Expenditure Amount:	73,625
Tied To Debt:	2009A GO Bond (refunding 1999 portion)
Tied To Project:	Douglas Streetscape

TIF Expenditure Amount:	29,767
Tied To Debt:	2009A GO Bond (refunding 2000 portion)
Tied To Project:	Douglas Streetscape

TIF Expenditure Amount:	23,460
Tied To Debt:	2010 A GO bond
Tied To Project:	Merle Hay Signal Interconnect

Rebates For URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL

5000 Merle Hay Road

TIF Expenditure Amount:	146,555
Rebate Paid To:	Century Iowa Hotels, LLC
Tied To Debt:	Ramada Rebates
Tied To Project:	Ramada Inn rebate
Projected Final FY of Rebate:	2014

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name:	URBANDALE (77G726)
Urban Renewal Area:	URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)
TIF Taxing District Name:	URBANDALE CITY/URB SCH/URB SS/95 DWT NBRHD TIF INCR
TIF Taxing District Inc. Number:	77389
TIF Taxing District Base Year:	1995
FY TIF Revenue First Received:	1997
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	11/1995
Economic Development	11/1995

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,927,500	0	0	0	3,927,500	0	3,927,500
Taxable	0	0	3,927,500	0	0	0	3,927,500	0	3,927,500
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	2,903,960	1,023,540	40,172	983,368	29,887

FY 2014 TIF Revenue Received: 1,221

TIF Taxing District Data Collection

Local Government Name:	URBANDALE (77G726)
Urban Renewal Area:	URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)
TIF Taxing District Name:	URBANDALE CITY/URB SCH/URB WIND-HTS SS/95 DWT NBRHD TIF INCR
TIF Taxing District Inc. Number:	77391
TIF Taxing District Base Year:	1995
FY TIF Revenue First Received:	1997
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	11/1995
Economic Development	11/1995

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,257,900	16,423,600	0	0	-3,704	18,677,796	0	18,677,796
Taxable	0	1,192,547	16,423,600	0	0	-3,704	17,612,443	0	17,612,443
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	11,549,230	7,132,270	279,927	6,852,343	211,020

FY 2014 TIF Revenue Received: 9,067

TIF Taxing District Data Collection

Local Government Name:	URBAN DALE (77G726)
Urban Renewal Area:	URBAN DALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)
TIF Taxing District Name:	URBAN DALE CITY/JOHNSTON SCH/URB SS/09 DWT NBRHD AMD TIF INCR
TIF Taxing District Inc. Number:	77753
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2031

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2009

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	412,600	29,160,500	0	0	0	29,573,100	0	29,573,100
Taxable	0	217,922	29,160,500	0	0	0	29,378,422	0	29,378,422
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	22,961,400	6,611,700	180,219	6,431,481	196,808

FY 2014 TIF Revenue Received: 5,777

TIF Taxing District Data Collection

Local Government Name:	URBAN DALE (77G726)
Urban Renewal Area:	URBAN DALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)
TIF Taxing District Name:	URBAN DALE CITY/URB SCH/URB SS/09 DWT NBRHD AMD TIF INCR
TIF Taxing District Inc. Number:	77755
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2031

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2009

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	28,592,500	0	0	0	28,592,500	0	28,592,500
Taxable	0	0	28,592,500	0	0	0	28,592,500	0	28,592,500
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	30,612,400	0	0	0	0

FY 2014 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: URBANDALE (77G726)
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL
 UR Area Number: 77061

 UR Area Creation Date: 11/2000

 UR Area Purpose: see attached

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
URBANDALE CITY/DC-GRIMES SCH/00 NW MKT CTR TIF INCR	77577	77579	13,877,101
URBANDALE CITY/DC-GRIMES SCH/URB SS/00 NW MKT CTR TIF INCR	77580	77582	49,885,779
URBANDALE CITY/JOHNSTON SCH/URB SS/00 NW MKT CTR TIF INCR	77583	77585	52,261,519
URBANDALE CITY/URB SCH/URB SS/00 NW MKT CTR TIF INCR	77586	77588	72,676,796
URBANDALE CITY/WDM SCH/URB SS/00 NW MKT CTR TIF INCR	77589	77590	18,434,637
URBANDALE CITY AG/DC-GRIMES SCH/00 NW MKT CTR TIF INCR	77578	77600	0
URBANDALE CITY AG/DC-GRIMES SCH/URB SS/00 NW MKT CTR TIF INCR	77581	77601	0
URBANDALE CITY AG/JOHNSTON SCH/URB SS/00 NW MKT CTR TIF INCR	77584	77602	0
URBANDALE CITY AG/URB SCH/URB SS/00 NW MKT CTR TIF INCR	77587	77603	0
URBANDALE CITY AG/URB SCH/DC-G SCH DBT/10 NW MKT CTR AMD INCR	77809	77810	0
URBANDALE CITY/URB SCH/DC-G SCH DBT/10 NW MKT CTR AMD INCR	77811	77812	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	915,340	1,070,800	655,136,750	16,534,300	0	-1,852	673,655,338	0	673,655,338
Taxable	548,597	565,560	655,136,750	16,534,300	0	-1,852	672,783,355	0	672,783,355
Homestead Credits									6

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	3,194,977	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	6,062,207
TIF Sp. Revenue Fund Interest:	12,427
Asset Sales & Loan Repayments:	0
Total Revenue:	6,074,634

Rebate Expenditures:	1,087,275
Non-Rebate Expenditures:	2,849,806
Returned to County Treasurer:	0
Total Expenditures:	3,937,081

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	5,332,530	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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Projects For URBANDALE NW MARKET CENTER URBAN RENEWAL

Douglas Bridge

Description:	bridge over I-35/80
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Plum Drive paving

Description:	Plum Drive construction- 86th street to 100th street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

100th Street Extension

Description:	construction of 5-lane pavement N & S of Plum Drive
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Northpark Drive Extension

Description:	construction of Northpark West of 86th
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Northpark Turn lanes

Description:	installation of turn lanes at 86th & Northpark
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

128th Street paving

Description:	widening to 5-lane pavement on 128th St from Douglas to Aurora & new 5-lane north to Meredith
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Douglas & 100th turn lanes

Description:	installation of right turn lanes at intersection
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes

Payments Complete:	No
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Meredith Traffic Signals

Description:	installation of signals at 121st, 123rd & 125th and Meredith Drive
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

121st street widening

Description:	widening to 5-lane pavement on 121st street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Douglas traffic signals

Description:	installation of signal at 109th & Douglas
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Consumer Lumber building

Description:	purchase of facility at 9565 Hickman Road for PW facility use
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

111th Street improvements

Description:	Douglas & 111th intersection improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

NW Market Center Rebates - Office space

Description:	TIF rebates on Commercial Office Space
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

NW Market Center Rebates - Warehouses

Description:	TIF rebates on Commercial Warehouse space
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

NW Market Center Rebates - land value swap

Description:	agreement with DCG schools for 14 parcels in Aurora Bus Park due to redistricting w/ Urb schools
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

NW Market Center Rebates - Development Agreements

Description:	Agreements for infrastructure construction within the TIF area by developers
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Traffic signals

Description:	installation of new signals
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

I-35/I-80 interchange modifications

Description:	Interstate & Hwy 141 interchange modification study
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Douglas Ave Preservation

Description:	improvements and overlay on Douglas
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Meredith Bridge & paving

Description:	reconstruction of Meredith bridge over I-35/80 & 5 lane pavement from 121st to 114th
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Northpark Drive Widening

Description:	widen Northpark Drive from 86th to 100th St
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

NW Urbandale Drive reconstruction

Description:	Reconstruct and widen intersection of Meredith Dr & NW
Classification:	Urbandale Drive
Physically Complete:	Roads, Bridges & Utilities
Payments Complete:	No
Payments Complete:	No

100th St & NW 54th Intersection

Description:	Paving and intersection improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Legal expenses

Description:	Legal costs for amending plan & bond issue costs
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For URBANDALE NW MARKET CENTER URBAN RENEWAL

2011 GO bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,070,000
Interest:	99,960
Total:	1,169,960
Annual Appropriation?:	No
Date Incurred:	09/01/2011
FY of Last Payment:	2021

2011 GO bond (2003 refunding portion)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	276,834
Interest:	5,537
Total:	282,371
Annual Appropriation?:	No
Date Incurred:	09/01/2011
FY of Last Payment:	2014

2007 GO bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	372,844
Interest:	38,015
Total:	410,859
Annual Appropriation?:	No
Date Incurred:	09/01/2007
FY of Last Payment:	2017

2008 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,524,065
Interest:	174,684
Total:	1,698,749
Annual Appropriation?:	No
Date Incurred:	08/01/2008
FY of Last Payment:	2018

2009 B Taxable GO bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	82,526
Interest:	10,712
Total:	93,238
Annual Appropriation?:	No

Date Incurred:	11/01/2009
FY of Last Payment:	2021

2010 A GO bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,630,082
Interest:	354,325
Total:	2,984,407
Annual Appropriation?:	No
Date Incurred:	10/01/2010
FY of Last Payment:	2022

Rebates to Anderson Properties

Debt/Obligation Type:	Rebates
Principal:	89,008
Interest:	0
Total:	89,008
Annual Appropriation?:	Yes
Date Incurred:	07/01/2007
FY of Last Payment:	2016

Rebates to MBP IV &V

Debt/Obligation Type:	Rebates
Principal:	88,243
Interest:	0
Total:	88,243
Annual Appropriation?:	Yes
Date Incurred:	07/01/2010
FY of Last Payment:	2015

Rebates to DCG schools

Debt/Obligation Type:	Rebates
Principal:	161,917
Interest:	0
Total:	161,917
Annual Appropriation?:	Yes
Date Incurred:	06/01/2003
FY of Last Payment:	2020

Rebates to Homemakers

Debt/Obligation Type:	Rebates
Principal:	71,615
Interest:	0
Total:	71,615
Annual Appropriation?:	Yes
Date Incurred:	07/01/2010
FY of Last Payment:	2015

Rebates to Mid-America Group

Debt/Obligation Type:	Rebates
Principal:	63,602
Interest:	0
Total:	63,602
Annual Appropriation?:	No
Date Incurred:	07/01/2003
FY of Last Payment:	2016

Rebates to Northpark Town Center

Debt/Obligation Type:	Rebates
Principal:	144,840
Interest:	0
Total:	144,840
Annual Appropriation?:	Yes
Date Incurred:	07/01/2009
FY of Last Payment:	2016

Rebates to R & R Realty Group

Debt/Obligation Type:	Rebates
Principal:	1,782,108
Interest:	0
Total:	1,782,108
Annual Appropriation?:	No
Date Incurred:	07/31/2007
FY of Last Payment:	2017

Rebates to City I

Debt/Obligation Type:	Rebates
Principal:	44,529
Interest:	0
Total:	44,529
Annual Appropriation?:	Yes
Date Incurred:	07/01/2007
FY of Last Payment:	2015

2012 GO bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,765,000
Interest:	336,750
Total:	4,101,750
Annual Appropriation?:	No
Date Incurred:	09/01/2012
FY of Last Payment:	2021

Rebates to Delta Dental

Debt/Obligation Type:	Rebates
Principal:	91,035
Interest:	0
Total:	91,035

Annual Appropriation?:	Yes
Date Incurred:	07/01/2012
FY of Last Payment:	2017

Rebates to DICE Building, LLC

Debt/Obligation Type:	Rebates
Principal:	241,423
Interest:	0
Total:	241,423
Annual Appropriation?:	Yes
Date Incurred:	07/01/2013
FY of Last Payment:	2018

2013A GO bond (refund 04A/05)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,268,519
Interest:	60,810
Total:	1,329,329
Annual Appropriation?:	No
Date Incurred:	09/01/2013
FY of Last Payment:	2016

2013B GO bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,540,000
Interest:	305,500
Total:	3,845,500
Annual Appropriation?:	No
Date Incurred:	09/01/2013
FY of Last Payment:	2021

Legal costs

Debt/Obligation Type:	Other Debt
Principal:	145,076
Interest:	0
Total:	145,076
Annual Appropriation?:	Yes
Date Incurred:	05/01/2014
FY of Last Payment:	2015

Rebates to ISA

Debt/Obligation Type:	Rebates
Principal:	243,512
Interest:	0
Total:	243,512
Annual Appropriation?:	Yes
Date Incurred:	07/01/2014
FY of Last Payment:	2019

Non-Rebates For URBANDALE NW MARKET CENTER URBAN RENEWAL

TIF Expenditure Amount:	11,724
Tied To Debt:	2011 GO bond
Tied To Project:	121st street widening
TIF Expenditure Amount:	4,396
Tied To Debt:	2011 GO bond
Tied To Project:	111th Street improvements
TIF Expenditure Amount:	130,425
Tied To Debt:	2011 GO bond
Tied To Project:	Consumer Lumber building
TIF Expenditure Amount:	282,371
Tied To Debt:	2011 GO bond (2003 refunding portion)
Tied To Project:	Douglas Bridge
TIF Expenditure Amount:	4,622
Tied To Debt:	2007 GO bond
Tied To Project:	Northpark Turn lanes
TIF Expenditure Amount:	98,093
Tied To Debt:	2007 GO bond
Tied To Project:	Northpark Drive Extension
TIF Expenditure Amount:	84,938
Tied To Debt:	2008 GO Bond
Tied To Project:	100th Street Extension
TIF Expenditure Amount:	183,464
Tied To Debt:	2008 GO Bond
Tied To Project:	128th Street paving
TIF Expenditure Amount:	16,987
Tied To Debt:	2008 GO Bond
Tied To Project:	Douglas & 100th turn lanes
TIF Expenditure Amount:	54,360
Tied To Debt:	2008 GO Bond
Tied To Project:	Northpark Turn lanes
TIF Expenditure Amount:	3,143
Tied To Debt:	2009 B Taxable GO bond
Tied To Project:	121st street widening
TIF Expenditure Amount:	8,081
Tied To Debt:	2009 B Taxable GO bond
Tied To Project:	Meredith Traffic Signals

TIF Expenditure Amount:	302,978
Tied To Debt:	2010 A GO bond
Tied To Project:	Plum Drive paving
TIF Expenditure Amount:	7,769
Tied To Debt:	2010 A GO bond
Tied To Project:	Douglas traffic signals
TIF Expenditure Amount:	5,136
Tied To Debt:	2012 GO bond
Tied To Project:	Traffic signals
TIF Expenditure Amount:	5,136
Tied To Debt:	2012 GO bond
Tied To Project:	111th Street improvements
TIF Expenditure Amount:	46,224
Tied To Debt:	2012 GO bond
Tied To Project:	Consumer Lumber building
TIF Expenditure Amount:	51,360
Tied To Debt:	2012 GO bond
Tied To Project:	Douglas Ave Preservation
TIF Expenditure Amount:	59,064
Tied To Debt:	2012 GO bond
Tied To Project:	I-35/I-80 interchange modifications
TIF Expenditure Amount:	35,952
Tied To Debt:	2012 GO bond
Tied To Project:	100th Street Extension
TIF Expenditure Amount:	310,728
Tied To Debt:	2012 GO bond
Tied To Project:	121st street widening
TIF Expenditure Amount:	202,675
Tied To Debt:	2013A GO bond (refund 04A/05)
Tied To Project:	Plum Drive paving
TIF Expenditure Amount:	36,377
Tied To Debt:	2013A GO bond (refund 04A/05)
Tied To Project:	100th Street Extension
TIF Expenditure Amount:	280,627
Tied To Debt:	2013A GO bond (refund 04A/05)
Tied To Project:	Meredith Bridge & paving
TIF Expenditure Amount:	14,343
Tied To Debt:	2013B GO bond
Tied To Project:	Northpark Drive Widening
TIF Expenditure Amount:	239,050
Tied To Debt:	2013B GO bond
Tied To Project:	100th Street Extension

TIF Expenditure Amount:	28,686
Tied To Debt:	2013B GO bond
Tied To Project:	Traffic signals

TIF Expenditure Amount:	28,686
Tied To Debt:	2013B GO bond
Tied To Project:	111th Street improvements

TIF Expenditure Amount:	33,467
Tied To Debt:	2013B GO bond
Tied To Project:	NW Urbandale Drive reconstruction

TIF Expenditure Amount:	133,868
Tied To Debt:	2013B GO bond
Tied To Project:	100th St & NW 54th Intersection

TIF Expenditure Amount:	145,076
Tied To Debt:	Legal costs
Tied To Project:	Legal expenses

Rebates For URBANDALE NW MARKET CENTER URBAN RENEWAL

4340 121st Street; Crossroads Business Park Plat 2 lots 6&7

TIF Expenditure Amount:	20,963
Rebate Paid To:	MBP IV & V TIC, LLC
Tied To Debt:	Rebates to MBP IV & V
Tied To Project:	NW Market Center Rebates - Warehouses
Projected Final FY of Rebate:	2015

Dallas Center Grimes School - land swap

TIF Expenditure Amount:	20,069
Rebate Paid To:	Dallas Center Grimes School District
Tied To Debt:	Rebates to DCG schools
Tied To Project:	NW Market Center Rebates - land value swap
Projected Final FY of Rebate:	2020

10215 Douglas Ave; Homemakers

TIF Expenditure Amount:	47,901
Rebate Paid To:	Homemakers Plaza Inc
Tied To Debt:	Rebates to Homemakers
Tied To Project:	NW Market Center Rebates - Warehouses
Projected Final FY of Rebate:	2015

4301 NW Urbandale Dr; Interstate Acres Plat 11 lots 3 & 4

TIF Expenditure Amount:	19,011
Rebate Paid To:	Mark Anderson Properties LC
Tied To Debt:	Rebates to Anderson Properties
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2016

Northpark Streetscape Development Agreement

TIF Expenditure Amount:	21,201
Rebate Paid To:	Mid-America Group
Tied To Debt:	Rebates to Mid-America Group
Tied To Project:	NW Market Center Rebates - Development Agreements
Projected Final FY of Rebate:	2016

9101 Northpark Drive; Northpark Town Center Condo Unit 2

TIF Expenditure Amount:	3,902
Rebate Paid To:	Northpark Town Center LLC
Tied To Debt:	Rebates to Northpark Town Center
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2014

9131 Northpark Drive; Northpark Town Center Condo Unit 3

TIF Expenditure Amount:	10,541
Rebate Paid To:	Northpark Town Center LLC
Tied To Debt:	Rebates to Northpark Town Center
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2016

Qualified Infrastructure Development Agreements

TIF Expenditure Amount:	720,191
Rebate Paid To:	R&R Realty Group
Tied To Debt:	Rebates to R & R Realty Group
Tied To Project:	NW Market Center Rebates - Development Agreements
Projected Final FY of Rebate:	2017

4740 121st Street; Paragon Office Park plat 1

TIF Expenditure Amount:	29,686
Rebate Paid To:	City I LLC
Tied To Debt:	Rebates to City I
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2015

4430 121st Street; Crossroads Business park plat 5 lot 3

TIF Expenditure Amount:	37,865
Rebate Paid To:	MBP IV & V TIC, LLC
Tied To Debt:	Rebates to MBP IV & V
Tied To Project:	NW Market Center Rebates - Warehouses
Projected Final FY of Rebate:	2015

8900 Northpark Dr; Northpark Business Center Lot5

TIF Expenditure Amount:	35,987
Rebate Paid To:	Delta Dental of Iowa
Tied To Debt:	Rebates to Delta Dental
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2017

9161 Northpark Dr; Northpark town center unit 4

TIF Expenditure Amount:	14,422
Rebate Paid To:	Northpark Town Center LLC
Tied To Debt:	Rebates to Northpark Town Center
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2017

9201 Northpark Dr; Northpark town center unit 5

TIF Expenditure Amount:	14,835
Rebate Paid To:	Northpark Town Center LLC
Tied To Debt:	Rebates to Northpark Town Center
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2017

9241 Northpark Dr; Northpark town center unit 6

TIF Expenditure Amount:	12,577
Rebate Paid To:	Northpark Town Center LLC
Tied To Debt:	Rebates to Northpark Town Center
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2018

12140 Meredith Dr; Crossroads Bus Park Plat 5 lot1

TIF Expenditure Amount:	78,124
Rebate Paid To:	DICE Building LLC
Tied To Debt:	Rebates to DICE Building, LLC
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2018

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)
 TIF Taxing District Name: URBANDALE CITY/DC-GRIMES SCH/00 NW MKT CTR TIF INCR
 TIF Taxing District Inc. Number: 77579
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	10/2010
Economic Development	11/2000

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	27,754,200	0	0	0	27,754,200	0	27,754,200
Taxable	0	0	27,754,200	0	0	0	27,754,200	0	27,754,200
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	27,754,200	13,877,101	13,877,099	401,691

FY 2014 TIF Revenue Received: 401,694

TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)
 TIF Taxing District Name: URBANDALE CITY/DC-GRIMES SCH/URB SS/00 NW MKT CTR TIF INCR
 TIF Taxing District Inc. Number: 77582
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	10/2010
Economic Development	11/2000

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	165,189,000	0	0	0	165,189,000	0	165,189,000
Taxable	0	0	165,189,000	0	0	0	165,189,000	0	165,189,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	65,417,450	99,771,550	49,885,779	49,885,771	1,447,458

FY 2014 TIF Revenue Received: 1,456,539

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)
 TIF Taxing District Name: URBANDALE CITY/JOHNSTON SCH/URB SS/00 NW MKT CTR TIF INCR
 TIF Taxing District Inc. Number: 77585

TIF Taxing District Base Year:	2001	UR Designation
FY TIF Revenue First Received:	2003	Slum No
Subject to a Statutory end date?	No	Blighted 10/2010
		Economic Development 11/2000

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	66,600	112,949,500	0	0	0	113,016,100	0	113,016,100
Taxable	0	35,176	112,949,500	0	0	0	112,984,676	0	112,984,676
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	8,493,070	104,523,030	52,261,519	52,261,511	1,599,244

FY 2014 TIF Revenue Received: 1,534,782

TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)
 TIF Taxing District Name: URBANDALE CITY/URB SCH/URB SS/00 NW MKT CTR TIF INCR
 TIF Taxing District Inc. Number: 77588

TIF Taxing District Base Year:	2001	UR Designation
FY TIF Revenue First Received:	2003	Slum No
Subject to a Statutory end date?	No	Blighted 10/2010
		Economic Development 11/2000

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	737,700	252,472,330	14,424,300	0	-1,852	267,632,478	0	267,632,478
Taxable	0	389,628	252,472,330	14,424,300	0	-1,852	267,284,406	0	267,284,406
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	122,280,750	145,353,580	72,676,796	72,676,784	2,208,847

FY 2014 TIF Revenue Received: 2,166,244

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TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)
 TIF Taxing District Name: URBANDALE CITY/WDM SCH/URB SS/00 NW MKT CTR TIF INCR
 TIF Taxing District Inc. Number: 77590

TIF Taxing District Base Year:	2001	UR Designation	
FY TIF Revenue First Received:	2003	Slum	No
Subject to a Statutory end date?	No	Blighted	10/2010
		Economic Development	11/2000

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	96,026,030	2,110,000	0	0	98,136,030	0	98,136,030
Taxable	0	0	96,026,030	2,110,000	0	0	98,136,030	0	98,136,030
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	61,266,760	36,869,270	18,434,637	18,434,633	530,533

FY 2014 TIF Revenue Received: 502,948

TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)
 TIF Taxing District Name: URBANDALE CITY AG/DC-GRIMES SCH/00 NW MKT CTR TIF INCR
 TIF Taxing District Inc. Number: 77600

TIF Taxing District Base Year:	2001	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	10/2010
		Economic Development	11/2000

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	96,010	0	0	0	0	0	96,010	0	96,010
Taxable	57,541	0	0	0	0	0	57,541	0	57,541
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	77,080	18,930	0	18,930	464

FY 2014 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	URBANDALE (77G726)
Urban Renewal Area:	URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)
TIF Taxing District Name:	URBANDALE CITY AG/DC-GRIMES SCH/URB SS/00 NW MKT CTR TIF INCR
TIF Taxing District Inc. Number:	77601
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	10/2010
Economic Development	11/2000

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	134,530	0	0	0	0	0	134,530	0	134,530
Taxable	80,630	0	0	0	0	0	80,630	0	80,630
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	134,530	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	URBANDALE (77G726)
Urban Renewal Area:	URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)
TIF Taxing District Name:	URBANDALE CITY AG/JOHNSTON SCH/URB SS/00 NW MKT CTR TIF INCR
TIF Taxing District Inc. Number:	77602
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	10/2010
Economic Development	11/2000

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	416,080	0	0	0	0	0	416,080	0	416,080
Taxable	249,372	0	0	0	0	0	249,372	0	249,372
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	416,080	0	0	0	0

FY 2014 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)
 TIF Taxing District Name: URBANDALE CITY AG/URB SCH/URB SS/00 NW MKT CTR TIF INCR
 TIF Taxing District Inc. Number: 77603
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	10/2010
Economic Development	11/2000

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	66,520	0	0	0	0	0	66,520	0	66,520
Taxable	39,867	0	0	0	0	0	39,867	0	39,867
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	66,520	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)
 TIF Taxing District Name: URBANDALE CITY AG/URB SCH/DC-G SCH DBT/10 NW MKT CTR AMD INCR
 TIF Taxing District Inc. Number: 77810
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	10/2010
Economic Development	10/2010

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	202,200	0	0	0	0	0	202,200	0	202,200
Taxable	121,187	0	0	0	0	0	121,187	0	121,187
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	202,200	0	0	0	0

FY 2014 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)
 TIF Taxing District Name: URBANDALE CITY/URB SCH/DC-G SCH DBT/10 NW MKT CTR AMD INCR
 TIF Taxing District Inc. Number: 77812

TIF Taxing District Base Year: 2010

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	10/2010
Economic Development	10/2010

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	266,500	745,690	0	0	0	1,012,190	0	1,012,190
Taxable	0	140,756	745,690	0	0	0	886,446	0	886,446
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,255,050	0	0	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: URBANDALE (77G726)
 Urban Renewal Area: URBANDALE WESTOVER URBAN RENEWAL
 UR Area Number: 77065
 UR Area Creation Date: 08/2004
 UR Area Purpose: See attached plan.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
URBANDALE CITY/DM SCH/URB WIND-HTS SS/04 WESTOVER TIF INCR	77647	77648	0
URBANDALE CITY/WDM SCH/URB SS/04 WESTOVER TIF INCR	77649	77650	0
URBANDALE CITY/WDM SCH/URB WIND-HTS SS/04 WESTOVER TIF INCR	77651	77652	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	20,529,800	0	0	0	20,529,800	0	20,529,800
Taxable	0	0	20,529,800	0	0	0	20,529,800	0	20,529,800
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **19,370** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 19,370
 Returned to County Treasurer: 0
Total Expenditures: 19,370

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **0** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For URBANDALE WESTOVER URBAN RENEWAL

Legal costs for district

Description:	Establish district
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For URBANDALE WESTOVER URBAN RENEWAL

Legal expenses

Debt/Obligation Type:	Internal Loans
Principal:	19,370
Interest:	0
Total:	19,370
Annual Appropriation?:	No
Date Incurred:	08/30/2004
FY of Last Payment:	2014

Non-Rebates For URBANDALE WESTOVER URBAN RENEWAL

TIF Expenditure Amount:	19,370
Tied To Debt:	Legal expenses
Tied To Project:	Legal costs for district

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name:	URBANDALE (77G726)
Urban Renewal Area:	URBANDALE WESTOVER URBAN RENEWAL (77065)
TIF Taxing District Name:	URBANDALE CITY/DM SCH/URB WIND-HTS SS/04 WESTOVER TIF INCR
TIF Taxing District Inc. Number:	77648
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2006
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	08/2004
Economic Development	08/2004

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,764,900	0	0	0	3,764,900	0	3,764,900
Taxable	0	0	3,764,900	0	0	0	3,764,900	0	3,764,900
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	4,051,000	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	URBANDALE (77G726)
Urban Renewal Area:	URBANDALE WESTOVER URBAN RENEWAL (77065)
TIF Taxing District Name:	URBANDALE CITY/WDM SCH/URB SS/04 WESTOVER TIF INCR
TIF Taxing District Inc. Number:	77650
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	08/2004
Economic Development	08/2004

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	10,241,100	0	0	0	10,241,100	0	10,241,100
Taxable	0	0	10,241,100	0	0	0	10,241,100	0	10,241,100
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	11,067,310	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)
 Urban Renewal Area: URBANDALE WESTOVER URBAN RENEWAL (77065)
 TIF Taxing District Name: URBANDALE CITY/WDM SCH/URB WIND-HTS SS/04 WESTOVER TIF INCR
 TIF Taxing District Inc. Number: 77652

TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	08/2004
Economic Development	08/2004

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	6,523,800	0	0	0	6,523,800	0	6,523,800
Taxable	0	0	6,523,800	0	0	0	6,523,800	0	6,523,800
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	6,562,500	0	0	0	0

FY 2014 TIF Revenue Received: 0